086.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,900 / 709,900
					USE VALUE:	709,900 / 709,900
					ASSESSED:	709,900 / 709,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146	-148	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONROY JOSE M & MARTA I
Owner 2:	
Owner 3:	
Street 1:	148 MADISON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WOODARD KATHRYN M -
Owner 2:	FINUCANE MARTIN -
Street 1:	146 MADISON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1967, having primarily Vinyl Exterior and 2304 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	289,000	900	420,000	709,900
Total Card	0.138	289,000	900	420,000	709,900
Total Parcel	0.138	289,000	900	420,000	709,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.12 | /Parcel: 308.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	289,000	900	6,000.	420,000	709,900		Year end	12/23/2021
2021	104	FV	275,900	900	6,000.	420,000	696,800		Year End Roll	12/10/2020
2020	104	FV	275,900	900	6,000.	420,000	696,800	696,800	Year End Roll	12/18/2019
2019	104	FV	217,100	900	6,000.	414,000	632,000	632,000	Year End Roll	1/3/2019
2018	104	FV	217,100	900	6,000.	318,000	536,000	536,000	Year End Roll	12/20/2017
2017	104	FV	203,600	900	6,000.	300,000	504,500	504,500	Year End Roll	1/3/2017
2016	104	FV	203,600	900	6,000.	276,000	480,500	480,500	Year End	1/4/2016
2015	104	FV	185,000	1000	6,000.	258,000	444,000	444,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODARD KATHRYN	37339-447		12/11/2002	Family	235,000	No	No		
RUOCCO NEIL	31802-458		9/8/2000		245,000	No	No		
RUOCCO NEIL G/E	24027-451		12/13/1993		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
11/19/2008	Meas/Inspect	345	PATRIOT
12/14/2000	MLS	HC	Helen Chinal
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

PRINT

Date	Time
12/30/21	04:50:05

LAST REV

Date	Time
06/08/21	11:02:06

mmcmakin

PAT ACCT. 6993

User Acct: 54210
GIS Ref:
GIS Ref:
Insp Date: 07/19/18

!6993!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	54210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	19 - Texture 111	50	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GREEN & BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	D - Fair		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	10 - Parquet		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10572910
Const Adj.:	0.95144445
Adj $ / SQ:	189.367
Other Features:	101500
Grade Factor:	0.73
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392595
Depreciation:	103645
Depreciated Total:	288950

COMMENTS

FOR SALE 648-3500.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

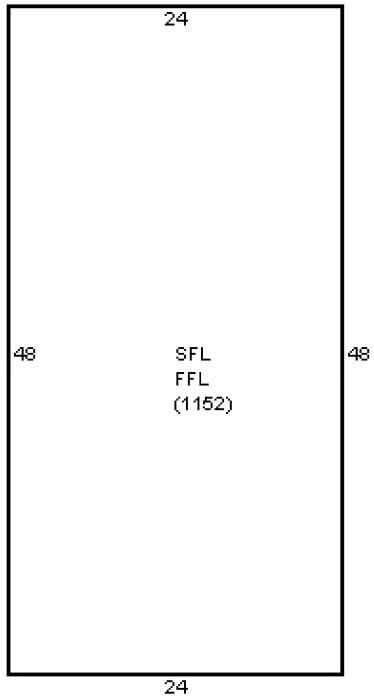
No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.24
Special Features:	0	Val/Su Net:	125.43
Final Total:	289000	Val/Su SzAd	125.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	189.370	218,151
SFL	Second Floor	1,152	189.370	218,151

Net Sketched Area:	2,304			Total:	436,302
Size Ad	2304	Gross Area	2304	FinArea	2304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	104						
19	Patio	D	Y	1	40X8	A	AV	1998	3.42	T	16.8	104			900			900
2	Frame Shed	D	Y	1	8X10	A	AV	2014	0.00	T	4	104						

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900